

# **CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**

ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – September 16, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, September 16, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

**Present:** Dave Gordon, Dave Johnson, Larry Smith, Dick Rodenbach, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

**Absent:** Chris Eckert, Nick Caprioli and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

**Minutes.** On motion made by Dave Johnson seconded by Dick Rodenbach, it was voted to approve the minutes of August 19, 2009 meeting, as distributed. (4-0)

## **Submittals:**

**Rehrig Subdivision** (Lot Line Adjustment)w/Keer Veterinary Hospital. Berks Surveying and Engineering. Engineer McDermott said everything is in order for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan. (4-0)(Plan date 7/10/09)(**90-day review ends 12/16/09**)

**Heller, Larry & Kathleen** (Minor Subdivision) Brian Courtright. Engineer McDermott said everything is in order for acceptance. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to accept this plan. (4-0) (Plan date 12/18/08) (**90-day review ends 12/16/09**)

**CVS Pharmacy, LLC** (Land Development Plan) Bohler Engineering. Engineer McDermott said everything is in order for acceptance. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to accept this plan. (4-0) (Plan date 8/29/09)(**90-day review ends 12/16/09**)

## **Plan Review.**

**Rehrig Subdivision** (Lot Line Adjustment)w/Keer Veterinary Hospital. Berks Surveying and Engineering. Engineer McDermott's comment letter dated 9/9/09 was reviewed. This lot line adjustment is to eliminate a residual parcel of land that was errantly created during the minor subdivision which was recently approved. The previous surveyor reported a larger PennDot right of way then actually existed. This adjustment corrects the R-O-W and eliminates a strip of land that now exists, the strip of land is being split and joined to the 2 lots which front them. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to recommend conditionally approving this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 9/9/09. (4-0) (Plan date 7/10/09)(**90-day review ends 12/16/09**)

**Hottenstein, Ester Estate** (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan. (4-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (SEO: planning module ready for approval)

**Applegate Land Development** (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan. (4-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (Rev. 2/8/08, 11/20/08) (SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

**Liquid Fence Facility** (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan tonight. (4-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module ready for approval)

**Regency Plaza**. (Final Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan tonight. (4-0)(Plan date 3/2/09)(Accepted 3/18/09)(**open ended waiver 5/20/09**)(Rev. 8/4/09)

**Merwine, Connie**. ( Prelim/FinalMajor Subdivision & Land Development Plan) Keystone Engineers.

**Prelim/FinalMajor Subdivision**. Eric Snyder was present as well as Ms. Connie Merwine on behalf of this plan. Engineer McDermott's comment letter dated 9/16/09 and Atty. Tim McManus's comment letter dated 9/16/09 were reviewed. A lengthy discussion ensued, and Engineer McDermott said remaining items needed to be addressed were technical and can be completed between Engineers as well as receipt of outside agency approvals. A waiver was requested for SALDO 98-61 H.2 –Minimum Pipe Slope. "The proposed bypass pipes which convey storm water from the existing pipes under Route209 to the discharge point at the rear of our site were designed with slopes less than the required 0.50% slope. Since this long pipe run needs to tie into both the existing pipe invert grade and the existing outlet elevation near the wetland area the pipe slope was essentially dictated by the existing site conditions. The proposed pipe slopes in this location are 0.40%. Since the existing site grades dictated the proposed pipe slopes, we are asking relief from this requirement." On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend approval of this waiver request. (4-0) On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend conditionally approving this plan subject to satisfactorily addressing Engineer McDermott's comment review letter and Atty. McManus's comment letter both dated 9/16/09.

**Land Development Plan-Tractor Supply**. Eric Snyder was present as well as Ms. Connie Merwine and Ms. Beth Livingston (Tractor Supply). Engineer McDermott's comment letter dated 9/16/09 and Atty. Tim McManus's comment letter dated 9/16/09 were reviewed. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend conditionally approving this plan subject to satisfactorily addressing Engineer McDermott and

Atty. McManus's comment letters. (4-0)(Plan date 7/1/09)(Accepted 7/15/09)(**90-day waiver ends 10/15/09**) (Rev. 9/1/09)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be signed.** None.

**Other Business.** None.

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 8:11 p.m. (4-0)

Respectfully submitted,

Cathy A. Martinelli  
Recording Secretary